



VTE CONSULTING LLC
INTEGRITY DEFINES ALL ODDS

First Miramar Condominium Association, Inc.
Application for Consent to Lease or For Sale

This application form is fully completed to include, a copy of all proposed sales/rental contracts, a photocopy of picture ID, a photocopy of valid unexpired auto registration, two (2) letters of recommendation for each applicant over the age of 18, an original police report for each applicant over the age of 18, and a cashiers check or money order for the application fee, must be received by the Management office, at the address below, **no less than ten (10) working days prior to** the date action is desired of the Association. The Board of Directors will have ten days after the interview of an applicant.

****Missing or incomplete information will cause the application to be returned without action. ** Fees:**

(NON-REFUNDABLE)

■ Application Fee: Money Order or Cashier's Check:

\$150.00 Per Person

\$175.00 Per Married couple

\$100.00 Impact Fee Payable to First Miramar Condominium

**Payable to VTE Consulting, LLC
1840 W. 49 Street, Ste 216, Hialeah, FL 33012**

\$100.00 Impact Fee Payable to First Miramar

Please note that the application takes from 20-25 business days. If you would like to rush 5-10 business days, there is a fee of \$100.00.

First Miramar Condominium Association, Inc.
Email: Ninagarcia@vteconsultingllc.com or Office@vteconsultingllc.com

APPLICATION MUST BE COMPLETED IN FULL BY PROSPECTIVE TENANT(S) OR BUYER(S)

Restrictions:

New Residents must be interviewed and approved by the Association, with ten (5) days in advance notice to move in or out.

- Residents are permitted to move into the building between the hours of 8:00 A.M. - 5:00 P.M. Monday through Friday.
- If you are having work done in your unit it must be done between the hours of 8:00 A.M. - 5:00 P.M. Monday through Friday.
- All maintenance fees must be current at time of application.
- All boxes to be crushed and folded taken to the dumpster in the parking area and placed in the garbage container.
- **If sale, buyer agrees to provide the Management Company with a copy of the Closing Statement no later than seven (7) days after closing date. If a lease you must provide a copy of the lease agreement.**

I certify that I have read and understand the above application and restrictions:

Unit#: _____

Signature of Applicant: _____ Date: _____

Signature of Owner _____ Date: _____

Application for Consent to Lease or For Sale

This application and the attached Application for Occupancy must be completed in detail by the proposed Buyer/Tenant. Please attach a copy of the Sales Contract to this application or rental agreement.

The Seller (current owner) shall provide the Buyer with a copy of all the Condominium documents. Processing of this application will begin after all required forms have been completed, signed, and in the Management's office.

Application For: Lease _____ OR Sale _____

Applicant #1

First Name	Middle Name	Last Name
Social Security#	D.O.B	
Driver 'License #	D.L State	
Phone Number #	Atl. Phone:	
Email:		

Employment of Applicant #1

Employer	Position:
How Long at Present Job:	
Phone Number #	
Address	

Have you ever been arrested or convicted of a crime? Yes or NO		
Dates:	County /State: Convicted in	Charges

Credit Score: _____

3 References (Non-Related to Applicant)

Name	Relationship

Applicant #2

First Name	Middle Name	Last Name
Social Security#	D.O.B	
Driver 'License #	D.L State	
Phone Number #	Atl. Phone:	
Email:		

Employment of Applicant #2

Employer	Position:
How Long at Present Job:	
Phone Number #	
Address	

Have you ever been arrested or convicted of a crime? Yes or NO		
Dates:	County /State: Convicted in	Charges

Credit Score: _____

3 References (Non-Related to Applicant)

Name	Relationship

Applicant #3

First Name	Middle Name	Last Name
Social Security#	D.O.B	
Driver 'License #	D.L State	
Phone Number #	Atl. Phone:	
Email:		

Employment of Applicant #3

Employer	Position:
How Long at Present Job:	

Phone Number #
Address

Have you ever been arrested or convicted of a crime? Yes or NO		
Dates:	County /State: Convicted in	Charges

Credit Score: _____

3 References (Non-Related to Applicant)

Name	Relationship

Emergency Contact

Name:	Relationship
Phone	
Name	Relationship
Phone:	

Vehicle Information (List ALL Vehicles Owned)

Make	Year	Color	Tag

Children Under 18 years of age:

First Name	Last Name	Age



DISCLOSURE AND AUTHORIZATION AGREEMENT DISCLOSURE

A Consumer report and/or investigative consumer report, including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit, and/or indebtedness, may be obtained in connection with your application for and/or continued residence. A consumer report and/or an investigative consumer report may be obtained at any time during the application process or at your residence. Upon timely written request of the management, and within 5 days of the request, the name, address, and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the customer report, you will be provided with a copy of your rights under the Fair Credit Reporting Act.

AUTHORIZATION

This requested information will be used in reference to my (our) Purchase/Rental/Lease Application.

I/We hereby authorize you to release any and all information concerning my/our Employment, Banking, Credit, and Residence information to:

VTE Consulting LLC
1840 W 49th Street Suite#216
Hialeah, FL 33012

I/We hereby authorize VTE Consulting LLC. to investigate all statements contained in my/our application, if necessary. I/We understand that I/We hereby waive any privileges I/We may have regarding the requested information by releasing it to the above-named party. A copy of this form may be used in lieu of the original.

READ, ACKNOWLEDGED, AND AUTHORIZED

Applicant Name _____

Applicant Name _____

Applicant Signature _____

Applicant Signature _____



Rent Interception

The Condominium Act was amended effective July 1, 2010, to allow an Association to demand that a tenant in possession must pay any future monetary obligation related to the unit, i.e., rent, directly to the Association.

Fla. Stat. & 718.166(11)

(ll)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owners related to the unit have been paid in full to the association. The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. Pursuant to section 718.116 (11), Florida Statutes, the association demands that you pay your rent directly to the condominium association and continue doing so until the association notifies you otherwise.

This is commonly known as "rent interception", and if the tenant fails to comply, the tenant may be subject to eviction. The statute allows the association to demand that the tenant pay to the association the subsequent rental payments and continue to make such payment until all monetary obligations of the unit owner related to the unit have been paid in full to the association." The rent interception statute provides the association a tool to preclude an owner, who is often in foreclosure, from pocketing the rent obligation while shorting the owner's obligation to the association.

As an owner, you understand that 10% of the rental interception amount is collected as a processing fee for the efforts made. Also, you understand that a \$25.00 fee for each notice posted/mailed is also charged to you.

You understand the law that has been stated above and will adhere to such recourse if needed.

Applicant Name: _____

Applicant Signature: _____

Date: _____



Rush: Yes _____ NO _____ (additional fee requested)

- 1) Fully completed application
- 2) \$150.00 per applicant Money Order or Cashier's check (No Personal Check) payable to VTE Consulting LLC
- 3) \$175.00 per married couple with the Marriage Certificate - Made payable to VTE Consulting LLC.
- 4) Police Report for each adult over the age of 18 **MUST BE ORIGINAL.**
- 5) Two Personal Reference Letters per application over the age of 18.
- 6) U.S. Government-issued photo ID per applicant.
- 7) Copy of Executed Lease or Purchase contract- Must be fully executed.
- 8) Sales Only. Please provide proof of income.
- 9) Copy of License (for each applicant over the age of 18).
- 10) Copy of Vehicle registration (if you are registering a vehicle with the association).
- 11) Copy of vehicle insurance (if you are registering a vehicle with the association).
- 12) Signed and acknowledged receipt of Rules and Regulations.

If the above requirements are not met, the application will not be accepted.(No Exceptions).

Application and documentation received (Date): _____ Received By: _____

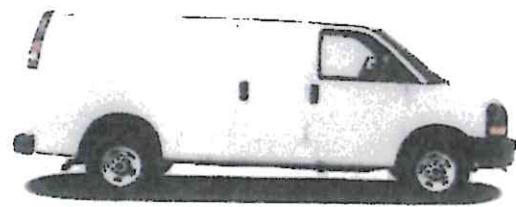
This document must be filled out by the office manager.

VEHICLES NOT ALLOWED PARKED IN THE ASSOCIATION

PICKUP RACKS



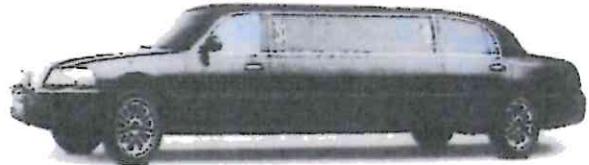
ALL TYPES OF COMMERCIAL VEHICLES/ VEHICLES WITH SIGNS / LETTERING



MOVING VEHICLES



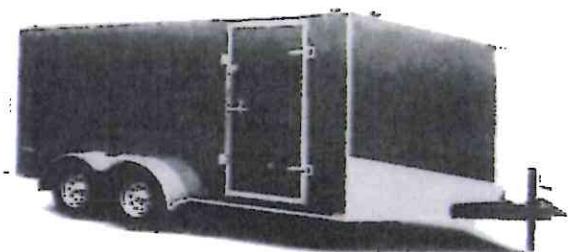
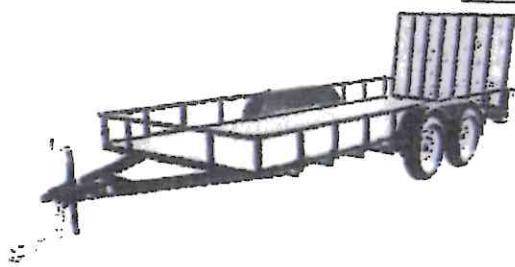
LIMOUSINES



TRUCKS NOT ALLOWED ARE AS FOLLOW: HEAVY DUTY / LONG BED / F250 / F350



ANY TYPES OF TRAILERS



FIRST MIRAMAR CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations

Residents:

- All Residents moving into the community **MUST** go through the application process and obtain Board approval in writing **PRIOR** to moving in. Residents include all tenants, owners, family and/or friends of tenants and/or owners, anyone 18 years of age and older that will be moving into the community.
- The primary resident must be 55 years old and over. No one under the age of 18 is permitted to move in with the senior citizen resident.
- **THERE IS NO LEASING ALLOWED ON THE PROPERTY.**
- All applicants **MUST** be interviewed by the Board of Directors to go over the Rules and Regulations of the property.
- Moving into the property without Board Approval may result in immediate eviction of tenants and the unit owner may face a fine of \$100 per day of violation up to a maximum of \$1,000.

Moving in or out:

- Moving in or out of the community is only allowed between Monday through Saturday from 9:00 AM to 5:00 PM.

Parking:

- Each unit has one (1) parking space. No vehicle can be parked in the right of way inside the community or on the grass. All vehicles must be in working order including current tags.
- The guest parking is for guests only, no resident is allowed to park in guest parking. Guests and residents cannot use other resident's parking spaces.
- No mechanical or vehicle body work of any kind is allowed on the property with the exception of replacing a flat tire or dead battery.
- Car washing is prohibited on the premises.
- No commercial vehicles or vehicles with any commercial markings, advertising or signs are allowed on the property.
- No recreational vehicles including RVs, all terrain vehicles, dirt bikes or buggy style vehicles are allowed on the property.

Laundry Rooms

- Laundry room hours are from 7:00 AM to 10:00 PM. Doors may be locked at 10:00 PM.
- All users must maintain the laundry room clean. Please ensure trash goes into the garbage container provided. Please sweep and clean after yourself.
- Violators may be banned from using the laundry facilities on the property and may result in further action from the association up to and including fines.

Miscellaneous:

- No resident is permitted to run a business out of their unit.
- Do not allow grease, paper towels or sanitary items to pass the sanitary (drain) lines. No powder detergent should be used in the washer machines.
- Residents and their guests are not to jump over fences or walls to access the street or the community.
- Unit owners are responsible and liable for any damages caused by their guests while visiting the property.
- All visitors are not to exceed a stay of more than four (4) weeks. Any visitors staying longer than four (4) weeks will need to go through the resident application process.
- All Board of Director members must be year round residents in order to serve. Attendance to all meetings is important in order to have an involved and proactive Board of Directors.
- All Maintenance payments are due on the 1st of the month. Any payments arriving after the 15th of the month will incur a \$25 late fee, no exceptions.

Your community thanks you for abiding by these Rules and Regulations. Together you and your neighbors will ensure that your property looks great and maintains its value.

Your management company is:

Attn: Edward Barrios, LCAM

Reliable Property Management Service, Inc.

17680 NW 78 Ave. Suite 103

Palm Springs North, FL 33015

305-364-8941 ext. 204

ebarrios@rpm-propertymanagement.com